

**TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION
AGENDA OF REGULAR MEETING
WEDNESDAY, MAY 21, 2014**

Town Council Room, Second Floor, Town Hall, 761 Old Main Street, Rocky hill, CT 06067

1. CONTINUATION OF PUBLIC HEARINGS AT 6:30 P.M.

A. Subdivision Application, **Valentine Builder, LLC**, proposing to divide approximately 6.52 acres of land into 9 residential building lots and to extend Southbrook Road by approximately 370 lineal feet, for property located at 3149 Main Street in a R-20 Residential Zoning District, ID# 17-284; (**Decision from Inland Wetlands Agency needed**)

B. Special Permit/Site Plan Modification, Richard W. Vicino, proposing changes to the mixed use development Town Center West, total building area approximately 126,793 square feet (144, one and two bedroom residential units, 6,500 sf restaurant, 82,070 sf mixed commercial uses – retail, office, restaurant) for property located on the southeasterly corner of Cromwell Avenue and West Street in a C-Commercial Zoning District; ID# 16-267 and #16-268; (**Recessed for receipt of an updated traffic study taking into account the change of use to a residential component, presentation, public question/comments, Commission questions**)

C. Proposed Zoning Regulation Amendments, **Town of Rocky Hill, proposing** to modify Rocky Hill Zoning Regulations, Section 2.2 Defined Terms, as follows:

1. DELETE:

“COMMERCIAL VEHICLE: Any motor vehicle with a commercial vehicle, livery, taxi or commercial trailer vehicle registration and identified by insignia and/or materials stored within or carried upon to be used for commercial purposes.”

“VEHICLE,COMMERCIAL: Any motor vehicle with commercial license plates or with lettering, markings, racks, or other apparent accessories indicating it is intended for use other than personal and/or recreational transportation.”

2. ADD: In Section 2.2 Definitions

Gross Vehicle Weight Rating: GVWR is defined by the manufacturer of the vehicle,

Commercial Vehicle: Any vehicle or equipment regularly used to carry, deliver, handle or move goods in the conduct of a business, commerce, profession or trade, and which has two or more of the following characteristics:

1. Exceeds (gross vehicle weight rating) GVWR of nine thousand pounds (9,000);
2. Exceeds seven (7) feet in height from the base of the vehicle to the top;
3. Exceeds twenty (20) feet in length;
4. has more than two (2) axles;
5. Has more than four (4) tires in contact with the ground;
6. Used, designed and built to carry more the eight (8) passengers;
7. Designed to sell food or merchandise from the vehicle or trailer itself;
8. Banners, signs, logos, advertising or markings identifying the owner or registrant, a trade, business, service or commodity;
9. Has modifications such as but not limited to platform rack, ladder rack, or mechanical equipment such as a hoist used to facilitate the carrying of goods or equipment;
10. Commercial plate or registration

Commercial Vehicles used on a farm for activities associated with that farm, and which are not in violation of any other Town Regulation and/or Town Ordinance, are exempt from the definition of Commercial Vehicle.

The following types of vehicles when regularly used to carry, deliver, handle or move goods in the conduct of business, commerce, profession or trade shall be considered commercial vehicles: step vans, cargo vans, box trucks, flat bed or stake bed trucks, buses semitrailers, tractor trailers dump trucks wreckers and trailers for commercial purposes. The following types of equipment shall also be considered commercial vehicles: earth moving equipment, cement mixers trenching and pipe laying equipment and other similar type of contractors/construction/site work equipment.

D. Proposed Zoning Regulation Amendments, **Town of Rocky Hill, proposing** to add to the Rocky Hill Zoning Regulations, Section 3.4.8 as follows:

3.4.8 A single temporary structure, including membrane structures, no larger than 200 sq. ft. will be allowed on a Residentially Zoned Property for no more than 6 months in any 12 month period. Temporary structure permits shall be obtained from the Planning and Zoning Department. **Section 3.4.8 is not applicable to farms, either existing as of the effective date of this Regulation and/or possible future farms as defined by the Zoning Regulations.**

2. PUBLIC HEARING

A. Special Permit Application, **Officina Cucina**, proposing to sell alcoholic beverages under a Restaurant Liquor Permit with a Patio License also, for an already approved restaurant location at 2399 Main Street in a C-Commercial Zoning District, ID # 10-082; (**To be rescheduled to June 4, 2014 at 6:30p.m.)**

B. Special Permit Application/Change of Use, **Truck Toyz Unlimited LLC**, proposing to operate an automotive repair (aftermarket accessories) shop in a 3,800 square foot warehouse building at property located at 950- Rear Cromwell Avenue (behind #950) in a C-Commercial Zoning District; ID # 16-263; **(ZBA Application in for May 20, 2014)**

3. CALL TO ORDER IMMEDIATE FOLLOWING CLOSURE AND/OR RECESS OF PUBLIC HEARING

4. PUBLIC (generally limited to 3 minutes)

5. ADOPT THE AGENDA

6. CONSENT AGENDA

A. Approve of Minutes and Working Notes April 16, 2014

B. Approve of Minutes and Working Notes May 7, 2014 Special Meeting;

C. Set a Public Hearing Date for June 4, 2014 beginning immediately following a previously scheduled Hearing which is to begin at 6:30p.m.: Resubdivision Application. **Judith Bordieri**, proposing to create one residential building lot of approximately 0.555 acres for property on the west side of Hayes Road from land now or formerly owned by The Estate of Anne Hayes in a R-20 Residential Zoning District; ID# 08-535

6. AGENDA ITEMS

A. Special Permit/Site Plan Modification, **The Metropolitan District, Attn. Alan Pelletier**, for proposed upgrades and additions to the Rocky Hill Water Pollution Control Facility located at 80 Goff Brook Lane in an A- Agriculture Zoning District; ID# 01-015;

B. Request to allow live music as an accessory use to a seasonal food establishment, **Jenna Cavalieri**, at ShadRow located at 273 Meadow Road in a WF - Waterfront Zoning District; ID # 10-321;

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E. Special Permit Application/Change of Use, **Truck Toyz Unlimited LLC**, proposing to operate an automotive repair (aftermarket accessories) shop in a 3,800 square foot warehouse building at property located at 950- Rear Cromwell Avenue (behind #950) in a C-Commercial Zoning District; ID # 16-263;

F. Proposed Zoning Regulation Amendments, **Town of Rocky Hill**, proposing modifications to Section 2.2, to delete “Commercial Vehicle” and Vehicle, Commercial” and add, “Gross Vehicle weight Rating, and Commercial Vehicle” as aforementioned in Item 1 A ;

G. Proposed Zoning Regulation Amendment, **Town of Rocky Hill**, proposing to add Section 3.4.8 to the Rocky Hill Zoning Regulations about temporary structures as aforementioned in Item 1 B;

7. ANY OTHER BUSINESS

A. Discussion of Budget 2014/2015

8. COMMUNICATIONS

9. APPROVE BILLS

10. ADJOURN

Dated in Rocky Hill CT this 14th day of May, 2014.

Rocky Hill Planning and Zoning Commission
Dimple Desai, Chairman
Victor Zarrilli, Secretary

